

COUNTY ORDINANCE NO. 04-28

A BILL ENTITLED

AN ACT CONCERNING the Clarification and Correction of Standards Applicable to Noncontiguous Development under Title 18 of the Code of Public Local Laws of Queen Anne’s County (1996 Ed.) (“the Code”);

FOR THE PURPOSE of clarifying the standards applicable to noncontiguous development under Title 18 of the Code and to delete references to calculations no longer utilized under Title 18 of the Code;

BY AMENDING Sections 18-1-98(a), (b) and (e) of Title 18 of the Code.

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE’S COUNTY, MARYLAND that Sections 18-1-98 (a), (b) and (e) be repealed and reenacted to read as follows:

§18-1-98 Application and Standards

(a) Development plan.

A landowner or group of landowners whose lots are in the same zoning district, but are not contiguous may file a development plan under Part VII of this Subtitle in the same manner as the owner of a single lot. The decision to use the noncontiguous development technique must be made at the time of the initial major subdivision application.

(b) Open space.

(1) The open space ratio of the appropriate district, shall apply to all land within the overall development plan, rather than separately to the developed parcel and noncontiguous parcel.

...

(e) Resource protection land.

Natural resources shall be protected at the required percentage on the developed parcel and noncontiguous parcels.

SECTION II

BE IT FURTHER ENACTED that this Ordinance shall be effective on the forty-sixth day following its passage.

INTRODUCED BY: COUNTY COMMISSIONERS
PUBLIC HEARING HELD: AUGUST 17, 2004
VOTE: 5 YEA 0 NAY
DATE OF ADOPTION: SEPTEMBER 7, 2004